



2020-762471 10/1/2020 4:07 PM PAGE: 1 OF 1  
FEES: \$12.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Zachary D. Cummins, a married person dealing in his sole and separate property, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Zachary D. Cummins and Amanda ~~W~~ Cummins, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is PO- Box 457, Dayton, WY  
82836, the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

All of Block 5 of Henry Croghan's Addition, EXCEPT the following described portion thereof: Beginning at a point 30 feet West of the Southeast corner of said Block 5, thence North 100 feet, thence West to the West line of said Block 5, thence S. 8° 45" E. along the West line of said Block 5 to the Southwest corner of said Block, and thence East, along the South line of said Block a distance of 387 feet, to the point of beginning.

Also that parcel previously designated as a roadway and described as follows: the East 30 feet of the South 100 feet of Block 5, in Henry Croghan's Addition to the Town of Dayton, Wyoming, and that part of Lot 14, Block 14 of Walling's Addition to the Town of Dayton, Wyoming described as follows: Commencing at the Southeast corner of said Block 5, Henry Croghan's Addition, thence West 30 feet to a point; thence South 30 feet to a point, thence East to a point 10½ feet West of the East line of said Lot 14, thence South to the North line of the State Highway, thence East to the East line of said Lot 14, thence North to the Northeast corner of said Lot 14, and thence West to the point of beginning; also the West 20 feet of Lots 8, 9, 10, 11, 12 and 13, Block 14 of Walling's Addition to the Town of Dayton, Wyoming.

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS my hand this 24<sup>th</sup> day of September, 2020.

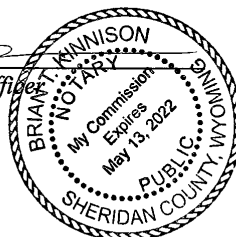
  
Zachary D. Cummins

STATE OF WY  
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 24<sup>th</sup> day of September, 2020 by Zachary D. Cummins.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public



My Commission expires: 5-13-22